113.0	0003	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	577,100 / 577,100
					USE VALUE:	577,100 / 577,100
					ASSESSED:	577,100 / 577,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		ALPINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY HAROLD J/ESTATE
Owner 2:	
Owner 3:	
Street 1:	C/O CHARLES R MURRAY
Street 2:	123 ALPINE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,569 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4569.000	186,900	200	390,000	577,100
Total Card	0.105	186,900	200	390,000	577,100
Total Parcel	0.105	186,900	200	390,000	577,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.22 | /Parcel: 384.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72156
GIS Ref	
GIS Ref	
Insp Date	09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,900	200	4,569.	389,900	577,000	577,000	Year End Roll	12/18/2019
2019	101	FV	177,500	300	4,569.	384,400	562,200	562,200	Year End Roll	1/3/2019
2018	101	FV	177,500	0	4,569.	295,200	472,700	472,700	Year End Roll	12/20/2017
2017	101	FV	177,500	0	4,569.	278,500	456,000	456,000	Year End Roll	1/3/2017
2016	101	FV	177,500	0	4,569.	256,300	433,800	433,800	Year End	1/4/2016
2015	101	FV	166,300	0	4,569.	239,500	405,800	405,800	Year End Roll	12/11/2014
2014	101	FV	166,300	0	4,569.	220,600	386,900	386,900	Year End Roll	12/16/2013
2013	101	FV	166,300	0	4,569.	220,600	386,900	386,900		12/13/2012

!8770!

PRINT

Date	Time
12/10/20	23:18:44

LAST REV

Date	Time
09/23/20	08:50:56
jorourke	
8770	

USER DEFINED

Prior Id # 1:	72156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12097-396		10/22/1971		33,920	No	No		Harold J Murray Sr - DOD: 05/09/1987

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2020	Mail Update	JO	Jenny O
9/24/2018	MEAS&NOTICE	CC	Chris C
2/26/2009	Measured	189	PATRIOT
2/4/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4569		Sq. Ft.	Site		0	70.	1.22	6									389,950						390,000	

Total AC/HA: 0.10489 | Total SF/SM: 4569 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,950 | Spl Credit | Total: 390,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270892
Depreciation:	83976
Depreciated Total:	186915

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

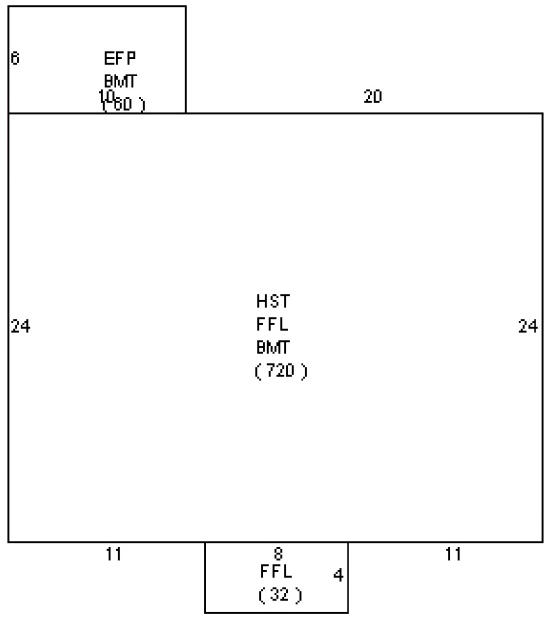
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	56.060	43,728
FFL	First Floor	752	141.030	106,058
HST	Half Story	360	141.030	50,772
EFP	Enclos Porch	60	72.230	4,334
	Net Sketched Area:	1,952	Total:	204,892
Size Ad	1112	Gross Are	2312	FinArea 1502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	95.75
Final Total:	186900	Val/Su SzAd	168.08

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0003-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X8	A	AV	2000	6.00	T	15.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200